

Exning Road, Newmarket CB8 0AH

Offers In Excess Of £250,000

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Exning Road, Newmarket, CB8 0AH

A charming Victorian bay fronted cottage set on the outskirts of the town centre and enjoying off road parking to the front.

Rather deceptive and offering sizeable rooms throughout, this property offers entrance hall, living room, dining room, kitchen, bathroom and three good size bedrooms. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden.

No chain – viewing recommended.

Entrance Hall
With stairs rising to first floor and opening through to:

Dining Room 11'9" m 10'5" (3.6 m 3.2m)
With feature fire place, tilled heath with mantel over. Gas fire. Understairs storage. Window to rear aspect. Opening to:

Living Room 10'9" x 10'0" (3.3m x 3.07)
Brick fire place and surround. Large bay fronted window to front aspect.

Kitchen 10'0" x 7.6 (3.05m x 2.13m.1.83m)
Fitted with a range or eye and base level storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer taps. Integrated oven with 4 ring gas hob over. Space for fridge freezer. Space and plumbing for washing machine. Tilled splashbacks.

Bathroom
Fitted with a three piece bathroom suite comprising bath, low level WC and pedestal wash hand basin.

Bedroom 1 13'9" x 10'9" (4.2m x 3.3m)
With two windows to front aspect.

Bedroom 2 9'1" x 11'1" (2.79m x 3.4)
With window to rear aspect.

Bedroom 3 12'1" x 8'2" (3.7m x 2.5m)
With window to rear aspect.

Outside - Front
Gravelled driveway. Path leading to front door.

Outside - Rear
Mainly laid to lawn. Garden Shed. Gated access to side of property.

Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Property Details
EPC - D
Tenure - Freehold
Council Tax Band - B - West Suffolk
Property Type - End of Terrace
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

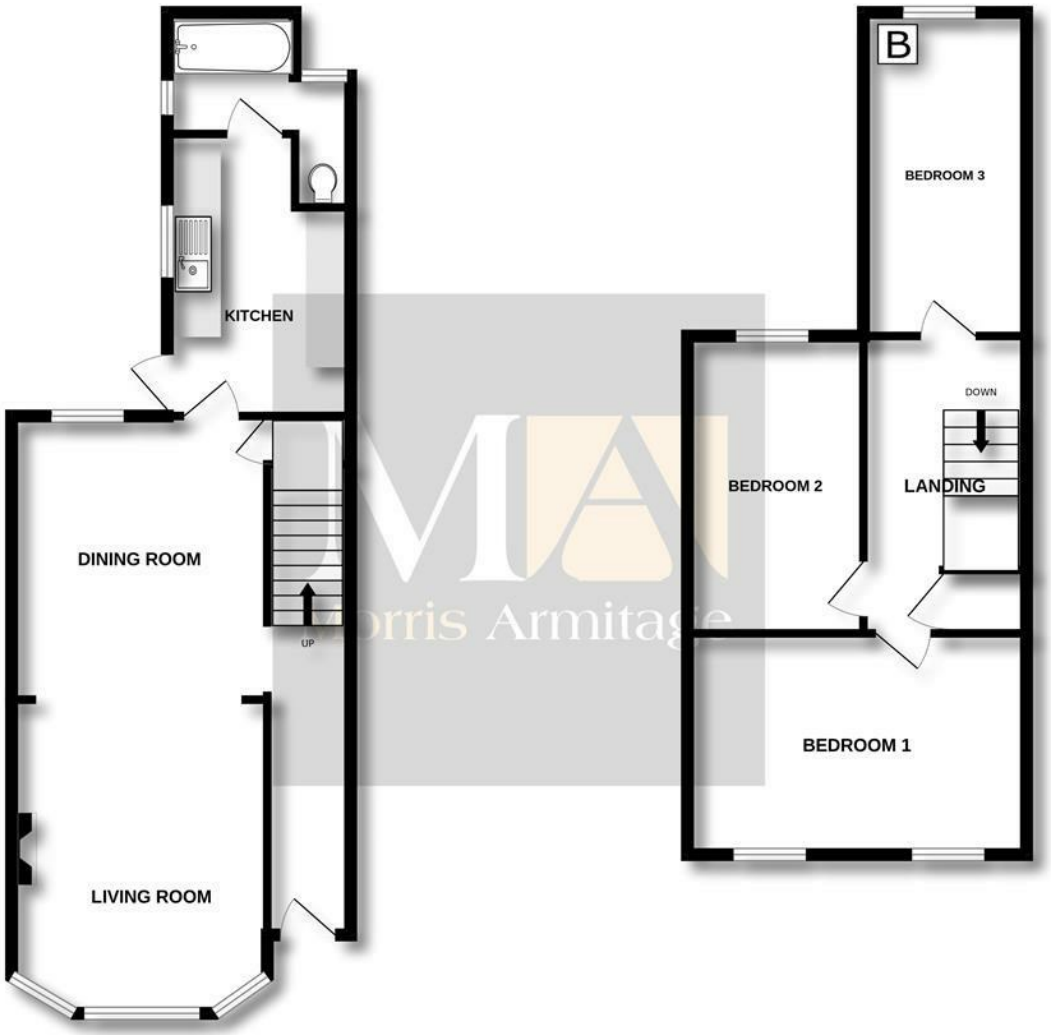


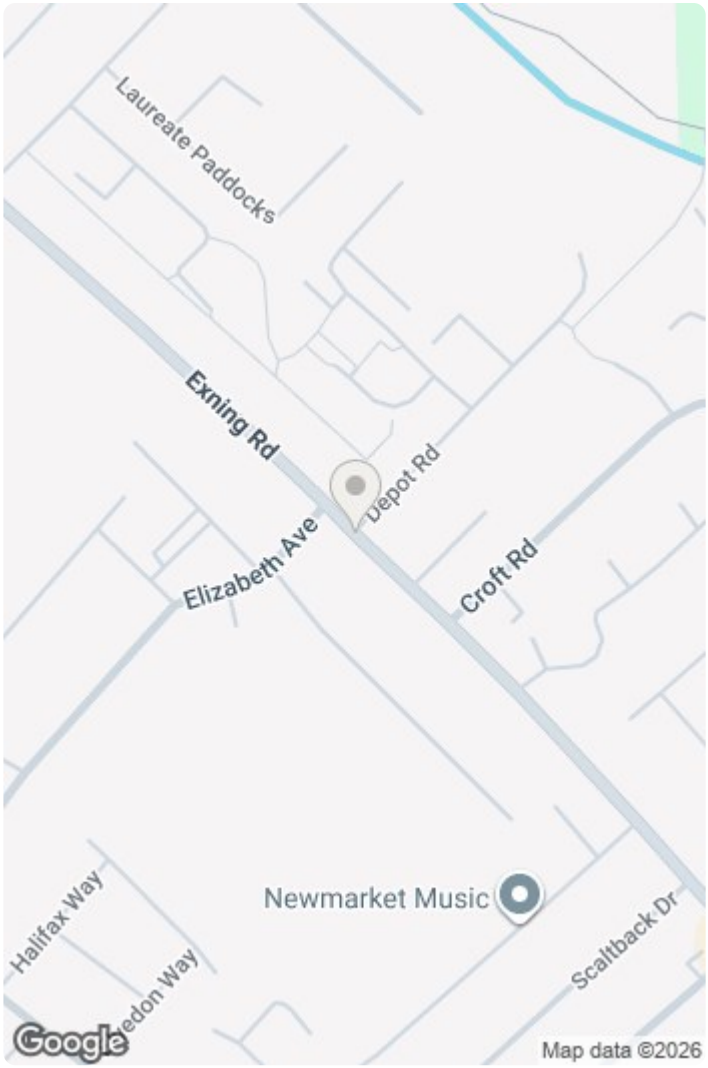




GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.

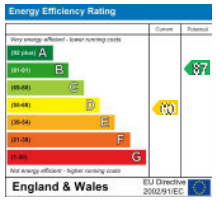
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

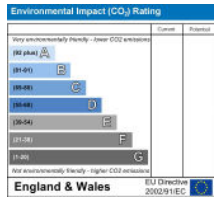




TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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